

098.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,103,500 / 1,103,500
USE VALUE: 1,103,500 / 1,103,500
ASSESSED: 1,103,500 / 1,103,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BRADLEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DRYU MARK A/TRUSTEE &	
Owner 2: ROTHMAN JOHANNA/TRUSTEE	
Owner 3: 34 BRADLEY ROAD NOMINEE TRUST	
Street 1: 34 BRADLEY RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
Owner 1: DRYU MARK & -	Postal: 02474	Type:	

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
Owner 2: ROTHMAN JOHANNA -	Postal: 02474	Type:	

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
Street 1: 34 BRADLEY RD	Postal: 02474	Type:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
This parcel contains .226 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 3269 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	Postal: 02474	Type:	

OTHER ASSESSMENTS	St/Prov: MA	Cntry:	Own Occ: Y
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	St/Prov: MA	Cntry:	Own Occ: Y
Item	Code	Description	%

Z	R0	LARGE LOT	100	Item	Code	Description
		water				
		Sewer				
		Electri				

Census:	Exempt
Flood Haz:	

D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)	St/Prov: MA	Cntry:	Own Occ: Y
Use Code	Description	LUC Fact	No of Units

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9865	Sq. Ft.	Site	0	70.	0.73	4								501,167						501,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9865.000	602,300		501,200	1,103,500		63825
							GIS Ref
							GIS Ref
							Insp Date
							05/27/14

PREVIOUS ASSESSMENT								Parcel ID	098.0-0004-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	602,300	0	9,865.	501,200	1,103,500		Year end	12/23/2021
2021	101	FV	580,700	0	9,865.	501,200	1,081,900		Year End Roll	12/10/2020
2020	101	FV	580,500	0	9,865.	501,200	1,081,700	1,081,700	Year End Roll	12/18/2019
2019	101	FV	440,200	0	9,865.	501,200	941,400	941,400	Year End Roll	1/3/2019
2018	101	FV	440,200	0	9,865.	429,600	869,800	869,800	Year End Roll	12/20/2017
2017	101	FV	440,200	0	9,865.	400,900	841,100	841,100	Year End Roll	1/3/2017
2016	101	FV	440,200	0	9,865.	343,700	783,900	783,900	Year End	1/4/2016
2015	101	FV	438,100	0	9,865.	307,900	746,000	746,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
DRUY MARK &	66893-324	3/7/2016	Convenience		1	No	No								
CARNEY JOHN A.	62919-28	11/13/2013			749,000	No	No								
PAPALIA SUSAN S	62645-489	9/17/2013	Change>Sale		650,000	No	No								
STELLA MARY D	47762-118	7/6/2006	Family		10	No	No								
STELLA LOUIS	29318-502	11/3/1998	Family		1	No	No	A							

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/18/2014	121		200,000	C					5/27/2014	Meas/Inspect	PC	PHIL C											
2/18/2014	117	Heat App	14,000	C					3/12/2014	Info Fm Prmt	EMK	Ellen K											
1/23/2014	57	Renovate	235,365	O					3/10/2014	Info Fm Prmt	EMK	Ellen K											
9/26/2013	1435	Renovate	40,000	C					3/6/2014	Info Fm Prmt	EMK	Ellen K											
11/20/2007	1066	Re-Roof	11,900						2/27/2014	Info Fm Prmt	EMK	Ellen K											
									2/13/2009	Meas/Inspect	163	PATRIOT											
									11/17/1999	Inspected	264	PATRIOT											
									11/9/1999	Mailer Sent													
									10/19/1999	Measured	264	PATRIOT											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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